



Retail Investment

**2 Pemros Road and 11 Victoria Road, St Budeaux,
Plymouth, Devon, PL5 1ND and PL5 1RW**

- Prominent corner location in busy Plymouth suburb
- Good quality tenants
- Fully let
- Freehold
- Current Income £13,550 p.a.

FOR SALE

All Enquiries
A1029

4 The Crescent, Plymouth, Devon PL1 3AB

Tel: 01752 255222

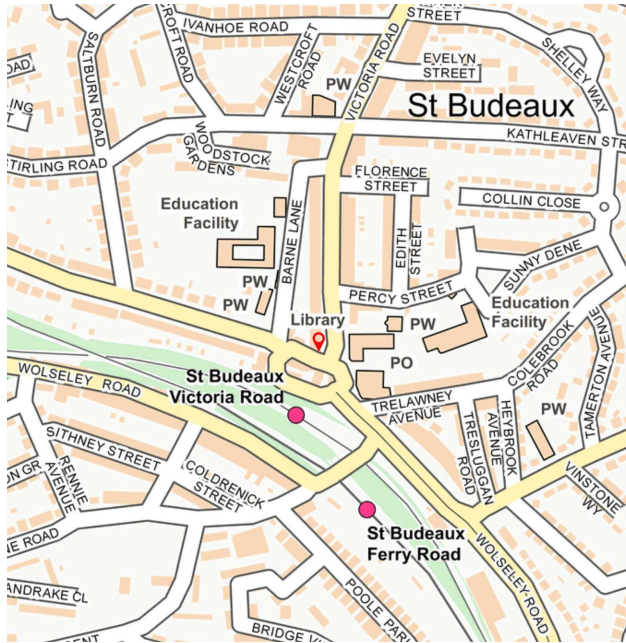
Email: johns@monkandpartners.co.uk



SITUATION:

The properties are located in St Budeaux the busy western suburb of Plymouth in a corner position on the junction of Pemros Road and Victoria Road and with good access to the A38 Devon Expressway 1 mile north.

Within the suburb accommodates a number of national and local retailers including Lidl and Co-Op supermarkets, Dominos, Consol, Pizza Hut, Well Pharmacy other estate agents etc.



DESCRIPTION:

The properties comprise two ground floor retail shops with a self-contained residential flat at first floor level.

Built in the early 1900s the property is of traditional solid masonry construction under part pitched slated roof and part flat roof.

ACCOMMODATION:

(All dimensions and areas are approximate)

2a Pemros Road

Sales: 34.81 sqm (375 sqft)
Ancillary: 6.8 sqm (74 sqft)

11 Victoria Road

Sales: 36.21 sqm (390 sqft)
Ancillary: 6.43 sqm (69 sqft)

First Floor Flat

Open plan kitchen and living room, three bedrooms and bathroom. Sold on a long lease.



SERVICES:

We understand that mains electricity, water and drainage are connected to the retail units with gas connected to the first floor as well.

TENANCIES:

2a Pemros Road

Shop: Let to Countryside Estate Agents (trading as Fulfords) for a term of 10 years from 25th March 2013 and now holding over at a rent of £6,500 p.a.x.

11 Victoria Road

Shop: Let to Hannah's (1988) Ltd for a terms of 5 years from 24th January 2014 and now holding over at a rental od £7,000 p.a.x. Negotiations have commenced for a new 10 year lease with 5 year tenant break option at a rent of £8,500 p.a.x. for years 1 and 2 rising to £9,000 p.a.x for years 3 to 5 inclusive.

2b Pemros Road

First Floor Flat: A lease form 29th September 2000 for a term of 125 years with an annual ground rent of £50.





PURCHASE PRICE:

Offers in excess of £130,000 are sought.

EPC:

The EPC Ratings are as follows:

2a Pemros Road B38

11 Victoria Road C60

2b Pemros Road Not Applicable

LEGAL COSTS:

Each party will be responsible for their own legal costs incurred in the transaction.



VAT:

We understand that the property is not elected to charge VAT and therefore not chargeable on the Purchase Price.

OTHER:

A successful purchaser will be required to provide relevant information to satisfy Anti Money Laundering Regulations upon agreement of Heads of Terms.

VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment through sole agents:-

Monk & Partners
4 The Crescent
Plymouth
Devon
PL1 3AB

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SUBJECT TO CONTRACT

Monk and Partners support the aims and objectives of the code of practice on commercial leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to: www.commercialleasecodeew.co.uk

September 2025